



This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.

**Lea Way Wellingborough NN8 3LY**  
**Freehold Price £270,000**

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.

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**Irthlingborough Office**   
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**Built circa 1930's and located off Northampton Road is this three bedroom semi detached which benefits from uPVC double glazed doors and windows, a refitted kitchen/breakfast room with built in appliances, a four piece bathroom and gas radiator central heating. The property also offers a downstairs W.C and a garage conversion which is usually used as a salon. The accommodation briefly comprises entrance hall, lounge, dining room, kitchen/breakfast room, W.C., study/store room, three bedrooms, bathroom, gardens to front and rear, further store and off road parking.**

Enter via uPVC entrance door to.

#### **Entrance Hall**

Stairs to first floor landing, radiator, tiled floor, door to.

#### **Dining Room**

12'5" max x 11'11" max

uPVC door and window to rear garden, radiator, laminated flooring, through to.

#### **Lounge**

14' 3" into bay x 11' 11" max (4.34m x 3.63m)

Bay window to front aspect, television point, flute fireplace with coal effect electric fire, gas point.

#### **Kitchen/Breakfast Room**

14' 7" x 8' 4" (4.44m x 2.54m) (This measurement includes area occupied by the kitchen units)

Comprising single drainer stainless steel sink unit with cupboards under, range of eye level units providing work surfaces, built in electric oven and gas hob with extractor fan over, plumbing for washing machine, window to rear aspect, radiator, space for fridge/freezer, tiled floor, uPVC door to side aspect, door to.

#### **WC**

Comprises low flush W.C. obscure glazed window to rear aspect, tiled floor, door to.

#### **Study/Store Room**

11' 10" x 7' 7" (3.61m x 2.31m)

Formally a garage and now usually used as a salon, cupboard housing gas fired boiler serving central heating and domestic hot water, obscure window to side aspect.

#### **First Floor Landing**

Window to side aspect, access to loft space, door to.

#### **Bedroom One**

14' 5" into bay x 12' 0" max (4.39m x 3.66m)

Bay window to front aspect, double radiator.

#### **Bedroom Two**

12' 6" max x 12' 0" max (3.81m x 3.66m)

Window to rear aspect, radiator.

#### **Bedroom Three**

6' 11" x 5' 11" (2.11m x 1.8m)

Window to front aspect, radiator.

#### **Bathroom**

Four piece suite comprising tiled shower enclosure, panelled bath with shower attachment, wash hand basin, low flush W.C, obscure window to rear aspect, towel rail.

#### **Outside**

Front - Wooden fence, various flowers, driveway proving off road parking leading to.

Store Room - Double wooden doors, power and light connected, water tap.

Rear - Large wooden decking area, mainly laid to lawn, various shrubs, plants and flowers, trees, pedestrian gated access to front, enclosed by panelled fencing, water tap.

#### **Energy Performance Rating**

We currently await the results of the Energy Assessment.

#### **Council Tax**

We understand the council tax is band C (£1,903.72 per annum. Charges for enter year).

#### **Agents Note**

Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

#### **Conveyancing**

We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

#### **Offers**

For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party. We are obliged by law to pass on all offers to the vendors until contracts have been exchanged.

#### **Money Laundering Regulations 2017 & Proceeds of Crime Act 2002**

In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file.

#### **General Data Protection Regulations 2018**

Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website - [www.richardjames.net](http://www.richardjames.net)

#### **Mortgages**

We are able to offer our clients mortgage advice through our association with an independent mortgage advisor. Written quotations are available on request. A life policy may be required.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

